



**CITY OF SUNNYVALE
REPORT
Planning Commission**

November 28, 2005

SUBJECT: **2005-0985** – Application located at **929 Lois Avenue** in an R-0 (Low-Density Residential) Zoning District.

MOTION: Appeal of a Condition of Approval by the Director of Community Development to require a modification of the roof pitch for an approved Single-Family Design Review.

REPORT IN BRIEF

Existing Site Conditions Single-Family Home

Surrounding Land Uses

North Single-Family Home

South Single-Family Home

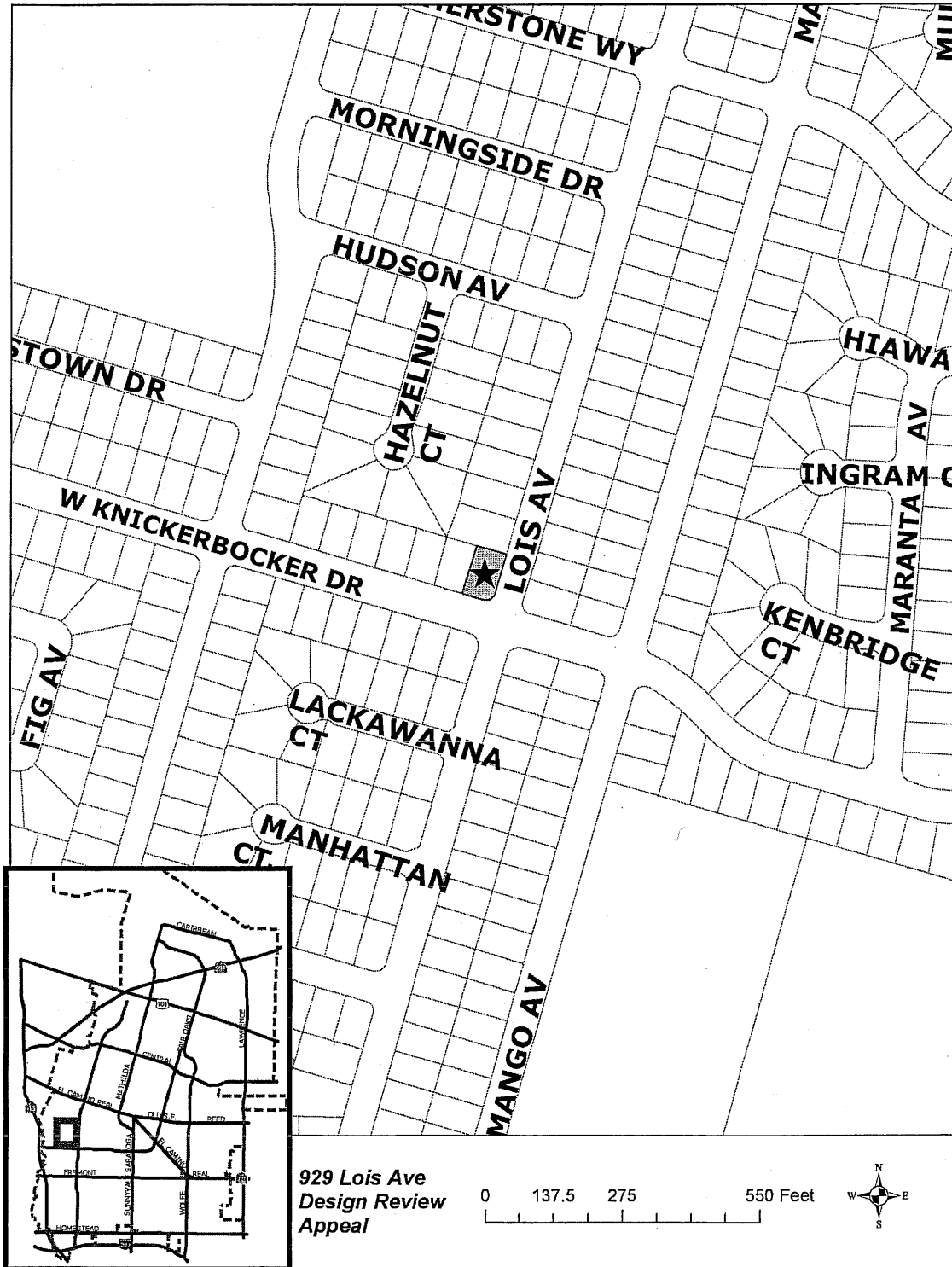
East Single-Family Home

West Single-Family Home

Issues Roof Pitch

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Deny the Appeal and uphold the decision of the Director of Community Development to approve the Design Review as conditioned.



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	---
Zoning District	R-0	Same	---
Lot Size (s.f.)	6,261	Same	6,000 min.
Gross Floor Area (s.f.)	22%	35%	No max.
Lot Coverage (%)	22%	35%	45% max. for one-story homes
Floor Area Ratio (FAR)	22%	35%	45% max. without PC review
Building Height (ft.)	14' 8"	22'	30' max.
No. of Stories	1	1	2 max.
Setbacks (First/Second Facing Property)			
Front	25'	20'	20' min.
Left Side	9'	5'	4' min. (12' total)
Reducible Front Yard (Facing Lois Avenue)	20'	11'6"	9' min. (12' total)
Rear	21'	15' (6% encroachment)	20' min. (10 ft permitted with < 25% encroachment)
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS

Description of Proposed Project

The City of Sunnyvale received a Design Review application for an 834 s.f. addition to an existing one-story home located on a corner lot at 929 Lois Avenue (corner of Lois Avenue and West Knickerbocker Drive) in early October of this year. The application was ultimately approved with a Condition of Approval to modify the proposed 9.5" by 12" roof pitch to an 8" by 12" slope in an effort achieve more compatibility with homes in the neighborhood. The applicant appealed this decision within the 15 day appeal period on October 25, 2005.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2004-0501	Tree Removal for a tulip tree in the front yard	Staff/Approved	6/25/2004
1999-0545	Miscellaneous Plan Permit for a seven-foot fence in the reducible front yard	Staff/Approved	3/18/1995

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to single family homes.

Design Review

Site Layout: The home is situated on a corner lot at Lois Avenue and West Knickerbocker Drive. The main entrance to the home is located along the east elevation (Lois Avenue) while the garage retains entry from a driveway off West Knickerbocker Drive. Additions to the home will be positioned at the front, rear and sides of the home. As a result, the structure will be located closer to the adjacent properties to the west and north. All setbacks are met, as noted in the "Project Data Table" on Page 3. Sunnyvale Municipal Code section 19.48.050 permits a 25% encroachment within the required rear yard (20 feet), as close as 10 feet to the property line. The proposed one-story addition will be 15 feet from the rear property line (6% encroachment).

Architecture: The proposal introduces new architectural characteristics to the site including some Tudor and Craftsmen elements (See Elevations in Page 3 & 4 of Attachment C). A mixture of gabled roof forms and a hipped roof design are incorporated. The newly designed home will also feature a rounded entry area. The building will be constructed with a mixture of high quality materials including a stucco façade with stone trim around the windows, entry and garage areas. A thin brick material will be integrated within the gable features facing the east elevation. As noted earlier in the report, the proposed home provides a 9.5" by 12" roof pitch. Staff has included as Condition of Approval #1C that the roof pitch be reduced to 8" by 12" in an effort to be more compatible to the prevailing roof form of the neighborhood.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Design Guidelines (Architecture)	Comments
<i>3.5 Roofs D. Use roof pitches that are similar to those on older homes in the immediate neighborhood</i>	As conditioned, the roof pitch will be more compatible with other homes in the surrounding neighborhood.
<i>3.7 Materials F. All materials should be of high quality to present a positive image to the neighborhood and to minimize problems and costs.</i>	The proposed home incorporates various high quality materials including stucco, brick and stone trim. The roof materials will be constructed of a grey asphalt composition.

Landscaping: The site meets landscaping requirements for the R-0 Zoning District. Two fruit trees that are not of significant size by Sunnyvale Municipal Code requirements will be removed as part of the application. Three remaining trees (one significant) on-site will be preserved (two maple & one apple). Per Condition of Approval 1E, these trees will be protected during construction. Three street trees will also remain near the site.

Parking/Circulation: As required, the site will provide two covered and two uncovered parking spaces.

Compliance with Development Standards/Guidelines: As conditioned, the newly designed home meets all development standards and complies with the Single-Family Design Techniques.

Expected Impact on the Surroundings: The redesigned home would introduce a new form of architecture to the neighborhood. The design will incorporate a variety of high quality materials that should positively enhance the view of the site as well as the nearby area. A majority of the homes in the neighborhood contain lower pitched roofs. The condition to reduce the pitch of

the roof should minimize issues related to aesthetic compatibility of neighboring homes. As a result, the height of the home will peak at approximately 20' 6". Due to the height of the proposed structure, staff requested the applicant to provide a solar study to indicate the resulting shading patterns of the adjacent homes. As required by Sunnyvale Municipal Code section 19.56.020, the proposed home does not exceed the maximum 10% shading of neighboring roofs.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff received comments regarding the project from a neighbor residing adjacent to the subject site. The letter states concerns related to the design and layout of the home. See Attachment #E for more information.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 8 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

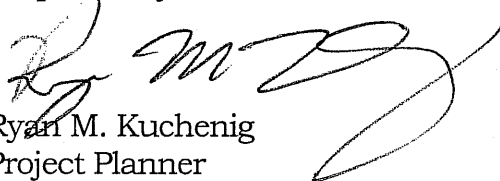
Alternatives

1. Deny the appeal and uphold the Decision by the Director of Community development to approve the Design Review with the attached conditions including the modified roof pitch.
2. Deny the appeal and uphold the Decision by the Director of Community development to approve the Design Review with modified conditions.
3. Grant the appeal and approve the Design Review without the condition to modify the roof pitch.


Recommendation

Alternative 1

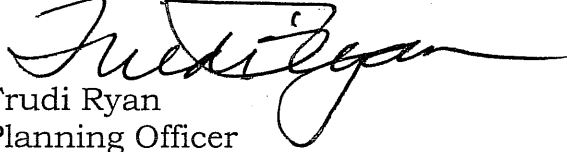
Prepared by:


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Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Site Photos
- E. Letter from Adjacent Neighbor on W. Knickerbocker Drive

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other corner-lot homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The home will introduce a new architectural character to the neighborhood. As conditioned, the roof form will be more compatible with surrounding homes.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home meets all setback requirements.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage is located along West Knickerbocker Drive
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the homeowner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed home will utilize a variety of materials including stucco, stone and brick
<i>2.2.7 Preserve mature landscaping</i>	Significant landscaping exists on site.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- C. The roof pitch of the proposed home shall be modified to 8" by 12" pitch
- D. The roof shall be a 50 year dimensional composition material or better.
- E. A tree protection plan shall be submitted for the maple and apple trees specified on the submitted site plans. Where possible, trees shall be protected and saved.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits
- B. Obtain necessary encroachment permit from the Department of Public Works for any off-site improvements